



AMERICAN CIVITAS

Board: Douglas County, Nevada County Commission

Date: December 18, 2025

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Item	Description	Outcome	Vote Count
1	CALL TO ORDER	Called to Order	N/A
2	PLEDGE OF ALLEGIANCE	Stated	N/A
3	PUBLIC COMMENT (No Action)	Comments received on sheriff appreciation, term limits, and Smelter Creek concerns	N/A
4	APPROVAL OF AGENDA	Approved	Unanimous
5	APPROVAL OF PREVIOUS MINUTES	Approved (November 6 regular/special joint with Lyon County; November 20 regular)	Unanimous
6	CONSENT ITEMS (A-Q)	Approved	Unanimous
7	ITEM(S) PULLED FROM THE CONSENT AGENDA	No items pulled	N/A
8	Discussion to accept the Douglas County Fiscal Year 2024-25 Financial Audit and Annual Comprehensive Financial Report (ACFR)	Accepted	Unanimous
9.1	Introduction of Ordinance 2025-1659, amending Title 6 pertaining to Animals (First Reading)	Presented	N/A (Presentation Only)
9.2	Discussion to approve \$399,562 grant payments from Opioid Settlement Funds to various organizations	Approved	Unanimous (with one abstention on Partnership Douglas County due to disclosure)
10	Discussion to adopt revisions to Douglas County Administrative Policy and Procedures 200.27 - Outside Work/Employment	Adopted	Unanimous
11.1	Adoption of Ordinance 2025-1656, revising Title 20 by repealing and replacing Chapter 20.800 and related appendices (Second Reading)	Adopted partially (Chapter 20.800 and Appendix B only)	4-1

11.2	Discussion on the 24-month review of adopted development agreements for Parkhaven Estates, Monterra, and Peri Enterprises, LLC	Approved	Unanimous
12	Announcements/reports/updates from County Commission members	Presented	N/A (Presentation Only)
13	CLOSING PUBLIC COMMENT (No Action)	Comments received on stormwater utility and developer agreements	N/A
14	ADJOURNMENT	Adjourned	N/A

Executive Summary

The Douglas County Board of County Commissioners convened on December 18, 2025, with Chairwoman Sharla Hales presiding and all members present, unanimously approving the agenda and minutes. The consent calendar passed unanimously. The FY 2024-25 Financial Audit and ACFR were accepted unanimously, highlighting a clean opinion with no material weaknesses or significant deficiencies. Ordinance 2025-1659 amending Title 6 on animals was introduced for first reading. \$399,562 in opioid settlement grants were approved for six organizations supporting prevention, treatment, and recovery. Revisions to the outside employment policy were adopted unanimously. Ordinance 2025-1656 revising Title 20 on building codes was adopted partially (Chapter 20.800 and Appendix B) by a 4-1 vote, with appendices B1 and B2 not adopted due to concerns over wildfire risk maps' accuracy and impacts on costs/affordability. The 24-month review of development agreements was approved unanimously. Commissioners provided updates. Public comments addressed sheriff appreciation, term limits, Smelter Creek concerns, and stormwater utility suggestions.

Highlights

1. The FY 2024-25 Financial Audit and ACFR were unanimously accepted as prepared by Eide Bailly, with a clean unmodified opinion and no material weaknesses or significant deficiencies; finance team commended for reducing findings from 12 in 2018-19 to zero.
2. \$399,562 in opioid settlement grants were unanimously approved (with one abstention on Partnership Douglas County due to disclosure) for Family Support Council, Partnership Douglas County, Carson Valley Health, Moxy Up, Carson City Community Counseling Center, and Suicide Prevention Network.
3. Ordinance 2025-1656 revising Title 20 on building codes was adopted 4-1 on second reading for Chapter 20.800 and Appendix B only; appendices B1/B2 (fire amendments/maps) not adopted amid concerns over wildfire risk maps' accuracy increasing construction/insurance costs and housing unaffordability.
4. The 24-month review of development agreements for Parkhaven Estates (now compliant), Monterra (non-compliant on roads), and Peri Enterprises (compliant, no development) was unanimously approved.

Public Comment (Non-Agenda Items)

Mr. Jackson thanked the Sheriff for his competence and service, contrasting it with perceived incompetence in law enforcement leadership at Brown University. He proposed considering two-year term limits for commissioners, similar to U.S. House representatives, to allow quicker replacement if dissatisfied with performance. He reserved additional comments for later in the meeting.

Ms. Christensen raised concerns about the Smelter Creek clean-out starting nearly two weeks ago without engineering plans or fully executed contracts. She noted prior discussions with Jennifer, Mark, and Sharla, emphasizing that local residents' input on creek flow was ignored, leading to improvised work by those lacking expertise. The creek was straightened, directing water toward homes and risking flooding with an approaching atmospheric river. She wished the board a Merry Christmas but highlighted residents' holiday stress from potential flooding.

Approval of Agenda and Previous Minutes

The Douglas County BOCC considered the adoption of the agenda and previous meeting minutes.

Commissioners Comments: None received.

Public Comments: None received.

Vote: Vote passed for the approval agenda and previous minutes.

Douglas County Fiscal Year 2024-25 Financial Audit and Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ended June 30, 2025, prepared by Douglas County Outside Auditor, Eide Bailly Public Accountants.

Kathy Lewis, Chief Operating Officer, presented the item, introducing partner David Showalter and Audit Manager Layla El-Somari from Eide Bailly, who joined online. Showalter shared a presentation on the audit results, explaining that the firm's responsibility was to audit the county's financial statements in the Annual Comprehensive Financial Report (ACFR) and provide reports on internal controls over financial reporting and compliance. The audit was conducted in accordance with generally accepted auditing standards to form an opinion on whether the financial statements, prepared by county management under board oversight, are presented fairly in all material respects per U.S. generally accepted accounting principles. The audit aimed for reasonable, not absolute, assurance that the statements are free of material misstatement. The audit opinion was unmodified, or clean, indicating the financial statements are free of material misstatement in all material respects. The government auditing standards report identified no material weaknesses or significant deficiencies. A required communications letter, provided to the audit committee and board, summarized audit aspects including ethics and independence (firm independent and compliant), adoption of new accounting pronouncement GASB

Statement No. 101 on compensated absences, significant risks (management override of controls, revenue recognition, pension liabilities, OPEB liabilities—focused audit procedures), sensitive estimates and disclosures (pension and OPEB liabilities due to actuarial determinations), no uncorrected or corrected misstatements, no difficulties encountered, and no disagreements with management. The audit went smoothly, with opinions issued before Thanksgiving. Showalter thanked Lewis and her team for their hard work, noting fieldwork began in June, with phases in September/October and final touches in November to meet the November 30 timeline. Lewis clarified OPEB (other post-employment benefits) as the liability for medical insurance offered to retirees, though the county allows participation without subsidy or direct benefit. She presented a chart showing audit findings reduced from 12 in FY 2018-19 to zero currently, crediting the finance department, county staff, and many others. Lewis introduced her team: Carolyn Unsheffo (Acting Finance Manager), Kathy Kaiser (Accounting Manager), Andrea Kant (K. Roll), Debbie Carter (Accountant), Candy (Accountant), Louis (Accountant), Debbie Swickard, and R.E.P. (absent, along with others at the office).

Commissioners' Comments:

- Commissioner Tolbert: Noted recent public comments on transparency and trust, stating the third-party audit review demonstrates the finance department's strong work. He questioned the budget percentage allocated to employees versus the public sector. Lewis explained that in the general fund, it is around 70-something percent for personnel, wages, benefits, and retirement, which is common in a service industry as the general fund accounts for people and services like elected officials, community development, and internal departments. Overall county-wide, the percentage decreases with inclusion of construction costs, but the general fund focuses on general government services. Tolbert confirmed understanding that Douglas County delivers services through people, not producing widgets, so a large portion logically goes to personnel providing those services. Lewis agreed.
- Commissioner Rice: Referenced the past "Tiregate" scandal as a dark period, commending the team's progress in securing county finances, stating they have done more than anything he can recall. He noted his own past \$6 million budget was easy to manage with much mandated.
- Commissioner Gardner: Mentioned residents suggesting a local Department of Government Efficiency like the new federal one, responding that the county already has such measures. He identified four checkpoints: the audit committee created post-Tiregate as a guardrail for expenditures; the independent audit (findings from about 22 in 2017 to zero now); an anonymous waste, fraud, and abuse hotline for reporting suspicions; and upcoming special budget meetings in March and May for FY 2026-27, reviewing department budgets line-by-line over four days, encouraging public attendance to audit spending.

- Chairwoman Hales: Called the success remarkable, crediting Terry Willoughby, Lewis, and largely the team, expressing great happiness.

Public Comments: None received.

Vote: Vote unanimous to accept the Fiscal Year 2024-25 Financial Audit and Annual Comprehensive Financial Report (ACFR).

Introduction of Ordinance 2025-1659, An ordinance Amending Various Provisions of Title 6 of the Douglas County Code, Pertaining to Animals. First Reading.

Brook Adie, Community Services Director, presented the ordinance, which adds new definitions for clarity, modifies procedures for dangerous and vicious dogs, updates limits on the number of dogs per person, revises requirements for dog breeders, fanciers, rescues, pet services, shops, and kennels, amends appeal procedures, revises impoundment processes, clarifies animal cruelty provisions, updates the animal services euthanasia policy, and amends provisions on investigations, citations, and penalties for noncompliance. Adie noted the ordinance was previously overhauled in 2022, and these changes provide minor clarifications and cleanup based on issues identified since then.

Commissioner Comment: None received.

Public Comment: None taken.

Vote: None taken. Presentation Only.

Discussion to approve a total of \$399,562 grant payments from Douglas County to the Family Support Council, Partnership Douglas County, Carson Valley Health, Moxy Up, Carson City Community Counseling Center, and the Suicide Prevention Network to provide services related to opioid prevention, treatment, and recovery, using previously received opioid settlement funds and to authorize the community services director to sign the grant funding agreements for each individual organization.

Brook Adie, Community Services Director, presented the grant program funded by Douglas County's One Nevada funds, explaining that the board had already been informed of the recommended recipients and that she would detail the activities each organization planned to undertake with the funding. She noted that this marked the second year of the grant program, with the first year having occurred the previous year, and described the process involving a solicitation for grant applications that attracted seven applicants, of which six were recommended for full or partial funding. Adie outlined that applications were received, reviewed, and followed by interviews to clarify proposed activities. She provided background on the program, stating that it stemmed from an agreement signed by

Governor Sisolak in 2019 in consultation with Attorney General Aaron Ford, encompassing all 17 counties, 10 cities, and two fire protection districts that collaborated on litigation in August 2021. Adie emphasized that use of the funds required reporting to the state on activities, with the state's reporting period running from January to December, aligning with the grant cycle to facilitate accurate reporting. The state supplied a template for detailing fund usage. The funding originated from opioid-related litigation aimed at mitigating harms, impacts, and risks from the opioid epidemic by directing resources to resolve underlying issues driving the crisis. All counties and regions were mandated to conduct a needs assessment upon fund availability, and Douglas County's assessment, approved by the Board of County Commissioners in April 2023, identified nine focus areas through consultant-led workshops with stakeholders examining community needs. These areas included robust case management, which prompted transitioning all social services case managers to licensed social workers to create a central hub for information and referrals, supporting not only individuals affected by opioid use but also their families due to the significant family impact. Other areas encompassed increasing efforts on opioid prescription education, preventing youth drug use through support for the Douglas County School District and prevention activities, exploring criminal justice system interventions, creating public education campaigns, decreasing barriers for individuals transitioning from detox to residential or outpatient treatment, supporting local aftercare and recovery services, and encouraging growth in the substance misuse treatment and case management workforce. Adie confirmed that these needs assessment areas formed the criteria for grant applications, requiring applicants to demonstrate alignment with one or more priorities. Through the grant process, the county addressed both the needs assessment and 2024 strategic plan goals, including public health by building partnerships for quality, reliable health care with a focus on mental and behavioral health, community partnerships through information and resource sharing and collaborative approaches, and mental and behavioral health by updating the community needs assessment and working with providers. Adie then detailed the 2026 applicants and their goals. Carson Valley Health aimed to provide aftercare, recovery services, and community education, funding three therapists and alcohol and drug counseling-led support groups—one for youth mental health and two for adults with substance use disorder—along with educational seminars at various Douglas County locations and suboxone training for providers and first responders. Partnership Douglas County planned to collaborate with the Douglas County School District on a prevention specialist position, started in October or November and carried forward, where the specialist, as a school district employee, provided prevention, education, and support with direct student access to overcome challenges in external programming. They also intended to implement Third Millennium in partnership with Juvenile Probation, utilizing evidence-based online prevention and intervention courses for behavioral challenges to aid juveniles, and provide increased early intervention by training local professionals working with children on administering ACEs assessments for adverse childhood experiences, collaborating with Juvenile Probation and school social workers.

Commissioner Hales interjected to clarify that EB referred to evidence-based, expressing appreciation for focusing on proven effective programs, which Adie confirmed as a state and county requirement, noting all funded programs were evidence-based. Carson City Community Counseling Center, partnered with the previous year and carried forward, sought to reduce financial barriers to treatment for Douglas County adults accessing residential, inpatient, or outpatient care, covering co-payments and deductibles even for insured individuals, and similarly supporting youth mental health services; the center has a residential facility in Carson City but offices in Douglas County across from Carson Valley Middle School for youth access. Family Support Council planned for Douglas High School students to receive education and referrals with added information on substance abuse impacts on domestic violence, staff attendance at Safe and Together core trainings to identify domestic violence effects on children and family functioning, self-assessment of parenting and co-parenting program participants for ACEs to facilitate referrals to treatments, and pediatric assessments for youth to evaluate current situations' impacts on future mental health and substance use risk factors. Suicide Prevention Network's funding would support harm reduction specialists for outreach, marketing, and prevention education throughout Douglas County, a Community Programs Coordinator providing group sessions for safe support spaces addressing post-traumatic stress disorders and delivering life skills programs, and hosting three conferences educating community members on harm reduction tools, resilience, coping with recovery, and mental illness. Moxy Up proposed two initiatives: Brainiacs ADHD therapeutic groups for attention deficit hyperactivity disorder youth at higher substance use risk, holding weekly evidence-based therapy groups; and a pilot behavioral health incubator using a living room model to provide space for clinicians to conduct therapy and grow practices, as startup space costs can be prohibitive. Commissioner Gardner inquired about Partnership Douglas County's relocation, noting public perceptions of closure after moving from Buckeye and 395; Adie clarified they relocated to the Ranchos off Tillman for better youth access in an area with limited services. Adie mentioned representatives from funded organizations were present for questions. The Life Change Center, the unfunded applicant from Reno expanding to Carson City and seeking Douglas entry, proposed methadone delivery to reduce financial barriers for residents, community, and jail access, plus treatment from jail or prison with transportation and monitoring; however, similar services already existed through jail partnerships, so funding was deferred but could be reconsidered if needs increase. Each agency must report data on individuals served, types, and fund use from January to December for state submission.

Commissioner Comments:

- **Commissioner Hales:** Questioned tracking not just actions but opioid use success for public reports. Adie offered end-of-cycle reports on organizations; statewide UNR data/surveys on youth/adults; funds broader for behavioral/mental health/substance; organizations report metrics.

- **Commissioner Gardner:** Questioned annual settlement (~\$399,562 varies by distributor/manufacturer, settlements year-round, state projections); maximizes available; 10-15+ year stream, ongoing litigation (majority settled). Funds eligible for China Springs (director discussions, received Resilient Nevada; One Nevada used for overseer, Juvenile Probation scanner, Sheriff's fentanyl destroyers). Gardner noted serves 16 non-Clark counties, suggest outreach for their funds to facility. Commended programs, unfortunate need but great availability.

Public Comments: Daria (Partnership Douglas County Executive Director): Prior year: ACEs training 38 adults (schools, expand organizations); prevention specialist (November start, prior programs): Catch My Breath (vaping, 68 DHS/CVMS students), Too Good for Drugs (pro-social/harms/mental, 830 DHS/CVMS/Pau-Wa-Lu), Third Millennium (intervention, Juvenile Probation/Aspire HS, 84 youth). Continuation: Whittell HS (Lake), middle schools. Opioids: 58% overdose decrease. Youth: HS down (2021-2023), MS up, focus. Next Board of Health: prevention plan data/substances/opioids. Suicide Prevention Network representative: Thanked support.

Michelle Simpson report: 2025 education/outreach/connection; 110+ activities; direct 87 unduplicated (Maturing Men's/Women to Women); reached ~1,500 presentations/events; non-suicidal self-injury education/CE credits; awareness/stigma reduction/resources. One Nevada enabled presence. Suicide/opioids linked; jail: most drug-related, discuss mental (origin); 89% suicide loss/strugglers substance-related. Could not without grant; thanks Michelle; emotional on impact.

Jim Jackson: Good program, Ohio grandson could benefit. Clarify expenses from lawsuits/settlements, not taxes/general, reduce criticism; other programs too; public assumes tax-funded; hard spreading, suggest mechanism showing source; eases tax pressure.

Colleen Lawrence (Moxy Up founder/owner): Thanked speak/opportunity/apply. Brainiacs: blended EB reduce risks (solution-focused strengths/decision/problem-solving; theory mind perspective/empathy/peer resistance; affect recognition awareness/regulation); address impulsivity/dysregulation/peer; early skills/prevention pre-escalation/crisis; clinical child psychologist. Incubator: new model (two counties), align vision workforce/access; structured: free space grow practices; Nevada PALs support (UNR pediatric access/university training); training/admin sustainable operations. Increase local prevention/assessment/intervention, reduce crisis, long-term opioid risk. Grow providers: free space/training/admin.

Disclosures: Commissioner Tolbert on Partnership Douglas County advisory, abstain/separate.

Vote: Vote unanimous for grant funding (with disclosure split; Commissioner Tolbert abstaining from vote on Partnership Douglas County).

Discussion to adopt revisions to Douglas County Administrative Policy and Procedures 200.27 - Outside Work/Employment.

Christine Vido, Human Resources Director, presented the proposed revisions to the Outside Employment Policy. The updates clarified and strengthened the county's expectations by broadening the definition of outside work to encompass not only traditional employment but also services rendered through an employee's personal business or self-employment setups. The revisions specified requirements for documentation and approvals, emphasized the duty of appointing authorities to assess requests for effects on operations and possible conflicts of interest, and defined explicit evaluation standards including relationships with vendors, the employee's job performance, attendance records, and any actual or apparent ethical issues. The changes further confirmed bans on utilizing county time, assets, tools, or sensitive data for external work, and set forth guidelines for periodic reassessment of prior approvals. These modifications enhanced openness, safeguarded the organization's trustworthiness, and ensured conformity with Nevada's ethical guidelines and conflict of interest rules under NRS 281A.

Commissioner Comments:

- **Commissioner Gardner:** Commended the update and inquired whether the policy would be disseminated to all employees to ensure awareness, as publication alone sometimes fails to communicate effectively. Vido affirmed that she intended to issue a notification to employees about the policy changes.
- **Commissioner Tolbert:** Shared a personal anecdote about previously contemplating an external role while employed, noting that the updated policy provided clear and straightforward guidance, resolving past ambiguities, and expressed appreciation for its clarity and cleanliness.

Public Comments: None received.

Vote: Vote unanimous to approve revisions to Douglas County Administrative Policy and Procedures 200.27 - Outside Work/Employment.

Ordinance 2025-1656, revising Title 20 of the Douglas County Code, by repealing and replacing: (1) Chapter 20.800; (2) Appendix B - Uniform Code Revisions; (3) Appendix B1 – East Fork Fire Protection District Amendments to the International Fire Code (IFC) and International Wildland Urban Interface Code (WUI) Codes; (4) Appendix B2 – Tahoe Douglas Fire Protection District Amendments to the IFC and WUI Codes. Second Reading.

Tim Davis, Building Official, Tom Dallaire, Community Development Director, and Jeremy Davidson, Senior Plan Reviewer, presented the ordinance. Dallaire introduced Davidson as the in-house plan reviewer and noted that Davis also performs plan reviews alongside inspectors. Davis outlined a slide presentation covering proposed codes, amendments, Appendix B, B1, B2, and Chapter 20.800 of Douglas County Code. The process began in February 2025 with the International Code Council's release of 2024 code books, not all at once, extending throughout the year with the last in September. Steering and subcommittees met intermittently. The presentation listed international codes for adoption, highlighting new ones in red: the International Swimming Pool and Spa Code separated from residential and building codes, requiring separate purchase and enforcement; and 2017 standards for accessible and usable buildings and facilities to aid ADA navigation. An overview explained the code development: the International Code Council issues new cycles every three years, but Northern Nevada jurisdictions adopt every six for consistency among developers, design professionals, and contractors across areas; cost savings by avoiding 13+ book replacements every three years with minimal changes; preventing material inventory loss from cycle changes; and allowing local amendments for critical life, building, or fire safety issues in interim periods. Northern Nevada amendments (Appendix B1 and B2) involve participating jurisdictions forming steering and subcommittees: subcommittees review new codes for amendments, submitting to steering (building officials, city managers, community development managers) for approval or denial, becoming regional amendments. Douglas County Building, with Davidson, Senior Building Inspector Nick Adler, and fire prevention team, collaborates on further local amendments for constituents, forming Appendix B. Appendix B1 and B2 amend the IFC and WUI Code by East Fork and Tahoe Douglas Fire, per State Fire Marshal direction. Davidson detailed major changes: carbon monoxide detectors required in many occupancies, fire safety for energy storage systems, residential garages; accessibility compliance with commercial bathroom width from 60 to 66 inches for wheelchairs; expanded energy efficiency/electrification pathways (7% residential, 10% commercial savings); clearer administrative/enforcement language for local authorities. For International Building Code (commercial focus): adult changing stations in new commercial buildings; baby changing table changes (IBC code, Northern Nevada Amendment); ground snow loads (detailed later, affects IBC); rockery retaining walls (Northern Nevada Amendment: failures prompted engineering for 4+ feet to 2+ feet, special third-party inspection at 3 feet, max 6 feet height). For International Residential Code: expanded ground snow load table by risk categories (1: low-risk like agricultural/sheds; 2:

residential; higher: commercial/public risk); Appendix BB for tiny houses (formerly Q). For International Energy Conservation Code: commercial requires air curtains (door fans); residential building thermal envelopes shift from climate zone 5B to 4B (beneficial, requirements similar to current); table highlighted changes, prescriptive basis (no simulated performance trade-offs); major wall change to 30, but alternatives/trade-offs possible. National Electrical Code: kitchen island receptacles now optional, not required.

Commissioner Comments

- **Commissioner Rice:** Recalled six years prior when mid-construction changes added \$20,000-\$30,000 costs, causing bankruptcies; questioned recurrence or easing, noting ADA increases understandable with ADA grandchild. Davis explained transitions difficult, allowing placeholder applications reviewed under current code; grandfathering projects mid-design to avoid redraw costs. He questioned Tahoe Douglas programs (crews brush tending/chipping/removal, no large masticators; hard work for fire safety) impacting maps. Price Branch, Tahoe Douglas Fire Marshal, confirmed Tahoe high severity unchanged; affects defensible space/sprinklers (new/remodels over square footage). Programs assist, keep ground/canopy fire from homes for protection; ignited home fuels neighbors (home-to-home); reduce initial/full involvement cuts massive losses.
- **Commissioner Tolbert:** Questioned snow load on roof factoring into seismic (stays valley-exempt, elevation-required; considerable design cost); retaining walls (design at 2 feet costly; impacts areas like Kenning Creek/Eagle Ridge allowing only rockery). Davis noted structural subcommittee service; Northern Nevada tall rockery failures (e.g., Genoa 7-8 feet); concrete walls 4+ feet engineering vs. rockery 2+ (needs expertise, no typical reinforcing); snow loads reverse-engineered via spreadsheet, thermal factor challenges; seismic revisions unclear on magic number (footnote minimum 29 psf Douglas). He questioned insurance using severity maps (valid? inaccuracy risks premiums/non-coverage). Ray unaware; past insurance meetings: no recognition for sprinklers/home hardening; companies may seek standards based on determined risk/map (theirs or this). Confused answer; can't speak for industry. He noted Arrowhead Drive (old Ranchos by school) moderate severity; without clear space IR-2 (venting/siding hardening, \$5,000-\$10,000+ for cement fiber next to flammable T-111). Appendix C downgrades individual (extra \$400 review/verification), not neighborhood; modify map live/intelligent like flood maps (adjustments propagate)? Ray said new subdivisions evaluated/reduced risk via vegetation plans/hardening; older uncaptured pre-adoption; Appendix C assists subdivisions (municipal water/small lots/defensible space difficulties).
- **Commissioner Hales:** Commended bathroom width increase (sister wheelchair-bound, past issues); questioned adult changing tables (frequency/expense/space).

Davis clarified intent for special uses like medical facilities, not all buildings. Hales expressed broader concern over maps' fire risk accuracy (not embedded, linked; public comments on inaccuracy); impacts building costs/insurance availability/affordability. Dallaire clarified fire districts control fire code/maps (third-party); building division doesn't approve/enforce fire aspects; MOU for WUI plan review, but districts assign risk; Bureau of Land Management map. Invited fire prevention teams. East Fork Fire Marshal Christian Ray explained WUI Code adopted by State Fire Marshal under NAC 477 (state law); interlocal agreement to enforce. Property ratings (moderate/high/extreme high) require public-accessible third-party map (Department of Natural Resources chosen). Alternatives to challenge map risk (e.g., moderate to low sometimes). No choice on adoption/determination. Ray confirmed low-risk areas exist but WUI Code lacks provisions (no defensible space/construction requirements). Hales asked if entire county WUI (yes); no low-risk places (some low-risk, no requirements). Hales questioned mandatory specific maps. Ray said third-party public-viewable required; DNR map chosen, used successfully years but updated/challenged. No other known maps; theoretically any third-party/hire for county analysis possible.

- **Commissioner Tarkanian:** Questioned international group determining local risks over local analysis. Ray said third-party national (foresters/specialists) for U.S.-wide consistency, not Nevada/Douglas-specific. Tarkanian noted problem.
- **Commissioner Gardner:** Echoed, questioning no boots-on-ground vs. 30,000-foot; inaccurate high-risk raises insurance/costs/affordability, concerns lower-income (Ranchos/his district).

Public Comments: Jim Jackson suggested maps by non-locals (like Arizona Painted Rock Mine issue); change to accurate local representations reduce home costs; insufficient knowledge to vote; closer look needed (increases costs/insurance; his up 10%); hire consultant if needed for ground-level local decisions. Jeff Sudich (Nevada Builders Alliance CEO, 1,100+ members including Douglas builders/developers/contractors/allied): supports wildfire mitigation/life safety/responsible adoption (members live/work/employ here, share risk reduction goals); cannot support ordinance, specifically East Fork's USDA WUI map expanding into urban/suburban; full WUI standards there unintended: construction costs up (\$10,000-\$40,000+ residential/commercial/industrial, critical affordability time); insurance availability/affordability (mapping tied underwriting; risks premiums/limitations/non-renewals existing/future buyers); misalignment actual risk/response (urban paved/hydrants/stations/low loads vs. true WUI); not opposing appropriate WUI, request no urban expansion; urge commissions/staff/East Fork collaborate locals better mapping. Christian Funk (Gentleman at LLC custom home builder): requested 6 minutes for two clients hit (granted 3); difficult situation as iceberg tip; client process 6-7 months; loves Davis' work; counters Northern Nevada not average (fewer trades/people, higher costs); built identical houses (1521 Stephanie/2748 Pamela),

\$17,000 more for requirements (LP vs. full enclosed with hardening); frustrated hearing client complaints (e.g., no hydrant fee); seen insurers bail high-risk; needs separate boots-on-ground mapping; recommend table till; happy sit/meet bring custom builders (not developer); Douglas different 27 years ago, don't want like others.

Vote: Vote approved to adopt Ordinance 2025-1656 repealing/replacing Chapter 20.800 and Appendix B only. Passed 4-1 (Hales opposed).

Discussion on the 24-month review of the adopted development agreements between Douglas County and the following entities: (a) Parkhaven Estates (Armil Properties, LLC); (b) Monterra (formerly Park Place); and (c) Peri Enterprises, LLC.

Tom Dallaire, Community Development Director, and Andrea Pawling, Deputy Community Development Director, presented the 24-month review of three development agreements, covering each as distinct areas. Pawling began with an overview, explaining that the review is mandated every 24 months under NRS 278.0205 and Douglas County Code 20.400.050, requiring 30-day notices to parties (sent) and a status summary. For Parkhaven Estates (Armil Properties, LLC), Pawling noted it was out of compliance two years prior but now compliant. The owners and county entered a development agreement in August 2005 for off-site dedications and construction of drainage and sewer facilities. Litigation followed after 2006 subdivision modifications denial, resolved via 2007 settlement agreement. In March 2011, staff prompted initiating a conditional letter of map revision per settlement. Next steps include site improvement permit work and letter of map revision submission. In 2018, a tentative subdivision map was approved for two public drainage/access parcels and 25 residential lots, vested for single-phase construction, with final map due by October 2022. From October 2022 to December 2023, developer and staff discussed resolutions, continuing into the current year. The developer submitted a site improvement permit, issued August 2025, requiring inauguration within 180 days and expiring two years from issuance. Communications occurred with owner Gabor and his attorney. Commissioner Hales prefaced Monterra with a statement clarifying inaccurate characterizations that the county ignored Pegram's letter or lacked cooperation; parties maintained regular communication, with a 24-month pause due to unrelated litigation with David Park delaying broader flood mapping/design solutions, though Pegram could pursue permits and construct Muller and Heybourne independently. Dallaire presented Monterra (PeaPeg LLC, formerly Park Place), approved as PD-02-05 in 2002, with Phase 1 completed and map recorded August 24, 2005, creating 118 lots. The development agreement dated July 20, 2006, was amended July 17, 2008 (first), December 3, 2009 (second, timing/dedication for Muller Parkway/Heybourne Road/phasing), and 2012 (third, specific road phase requirements). As Phase 2 builds in sub-phases, developer handles road sides per agreement. Phase 2H (2025) requires Muller Parkway west side as four-lane urban collector to existing improvements. To date, Heybourne and Muller not started. The district

attorney's office communicates with representatives; county CLOMR for Muller approved by FEMA July 2025. Development non-compliant as of December 2025; ongoing work for compliance. Pawling presented Peri Enterprises LLC, unchanged and compliant with no current development. Once land develops and concrete median constructed/connected at Muller Parkway, recommend ordinance to repeal agreement. Muller Parkway to right, where median connection needed upon development. Dallaire updated: Stone Ridge Villas (169 manufactured homes behind Walmart) no submissions; Sierra Storage (southwestern Muller/Pine Nut corner) plans approved, site improvement permit expired but extended due owner health; owner out hospital, obtained commercial construction license; permits/funding processing, aim issue before year-end for site work/2-3 buildings

Commissioner Comments:

- **Commissioner Gardner:** Questioned Parkhaven 180-day (six-month) timeline from August (approaching construction); inquired infrastructure status (roads/curbs in). Dallaire confirmed improvements built, undergoing inspections; water/sewer lines tested post-long idle; addressing county inspection reports for compliance/release; final map in review, awaiting improvements or bond for recording. Gardner appreciated fewer agreements better; urged kick-off/build.
- **Chairwoman Hales:** Questioned Monterra update behind Walmart (169 manufactured homes, Stone Ridge Villas status: no review/construction submissions); southwestern Muller/Pine Nut storage (Sierra Storage: plans approved, permit extended health-related; owner recovered, licensed; permits/funding issuing soon for site/2-3 buildings).

Public Comments: Jim Jackson questioned agreements allowing developers repeated amendments/extensions/changes/non-compliance; county overly accommodating; common sense: enforce contracts, deny development if breached; pressure (e.g., no Muller build = no homes); developers exploit kindness then sue; strange pattern.

Vote: Vote unanimous to approve the 24-month review as presented.

Commissioner Reports

Commissioner Rice: Reported attending a TRPA meeting the previous day, where funding for the Transportation District (TTD) was discussed. He noted that a South Lake Tahoe representative initially claimed Nevada was not carrying its fair share but was corrected on Douglas County's significant contributions to Lake Link and other initiatives, prompting the representative to acknowledge the county's efforts and redirect criticism to the State of Nevada. Rice stated this was the only event he attended recently.

Commissioner Tolbert: Provided an update on the Carson Watershed Conservancy District, noting that the group held its end-of-year meeting where they reviewed watershed

trends and received a report indicating adequate water for proposed growth in most areas. He mentioned that the Indian Hills Regional Improvement District would exceed its current wells' capacity by 2051 and require new wells, with the Town of Minden facing a similar issue, but the overall news was positive. Tolbert added that Director Ed James is retiring after 28 years, with the board interviewing three or four prospects in January, expressing anticipation for a new era and gratitude to James for his contributions.

Commissioner Gardner: Noted that his bathroom scales suggest he has attended too many Christmas parties, typical for the season, and mentioned participating in the Chamber of Commerce Christmas party at the museum the previous evening. He requested a future agenda item inviting Carson Valley Health to present on their recognition as one of the state's only level four trauma centers to celebrate and raise community awareness.

Chairwoman Hales: Echoed Tolbert's description of the Water Sub-Conservancy District meeting but added that the group hosts an enjoyable Christmas party. She reported attending a Carson Valley Arts Council meeting, where the board and volunteers are expanding and advancing work, including plans for the Copeland Lumber Building and progress on Ironwood. Hales mentioned receiving an excellent letter from Jim Marino, TTD Director, summarizing a successful year and praising Marino's performance. She described three joyful consecutive events: the Gardnerville Christmas kickoff, Minden gazebo lighting celebration, and Parade of Lights, evoking pride and warmth for the community, including the TRE parade with lit OHVs and a packed community center dinner. Hales encouraged checking the Carson Valley Community Theater website for ongoing performances through year's end. Finally, she expressed that serving as chairwoman this year has been an honor, appreciating the support, patience, and accomplishments.

Closing Public Comments (Non-Agenda Items)

Charles Heffernan from Johnson Lane stated that he had initially intended to discuss ongoing violations at the Pine Nut Rock Mine, including dust from trucks and unauthorized water use, but chose instead to focus on the stormwater utility. As a civil engineer familiar with flooding's community impacts, he noted the county's past events and the issue's repeated delays. He mentioned attending at least two staff sessions on the utility, viewing it as essential and praising the consultant step, but urged calling it a tax rather than a fee. He suggested examining developer fees for equity and including them in the rate study alongside property owner taxation. Reviewing the contract, he recommended a mid-analysis public meeting for input on intentions, rather than presenting only final findings. He described the utility as a community life-changer, comparable to the Tahoe Blue Center—a gorgeous facility and feather in past commissioners' caps—allowing future reflection on its formation, but stressed ensuring equity and tracking to prevent district

underfunding. He advised using political capital to sell the tax to homeowners and landowners, acknowledging the challenge, and offered his assistance in the process. Jim Jackson agreed with the previous comments, emphasizing including the public in contracts and decisions for potentially positive reactions if perceived as delivering value. He noted his unpredictable speaking style but welcomed Commissioner Rice's return, stating the board missed him. Jackson reiterated his heartfelt appreciation for the sheriff's competence compared to national examples of incompetence, urging community awareness. He felt the board receives unfair criticism as part of accountability but disapproved of personal attacks, avoiding naming individuals himself. He expressed frustration with developer contracts allowing repeated amendments, extensions, changes, or non-compliance despite accommodations, suggesting enforcement by denying development rights to apply pressure and advocating playing hardball as developers do. On consultants, he noted public dislike of high spending, perceiving it as outsourcing staff work, and highlighted it as a common concern raised to him, though he often reports the board performed well, including today's stance against the fire department despite anticipated resistance and dismissive body language from a representative.

Meeting Adjourned.